

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2731 Brooklyn Avenue, Fort Wayne, Indiana 46802. (T.K. Industries, LLC, d/b/a Hook Industrial Sales, Inc.)

WHEREAS, Petitioner has duly filed its petition dated March 27, 1996 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create four full-time permanent jobs for a total additional annual payroll of \$200,000, with the average new annual job salary being \$50,000 and retain 46 full-time and one part-time permanent jobs at a current annual payroll of \$1,196,168.97, with the average current annual job salary being \$25,450; and

WHEREAS, the total estimated project cost is \$422,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

1 **SECTION 1.** That, subject to the requirements of Section 6,
2 below, the property hereinabove described is hereby designated
3 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
4 12.1. Said designation shall begin on the effective date of the
5 Confirming Resolution referred to in Section 6 of this Resolution
6 and shall continue for one year thereafter. Said designation
shall terminate at the end of that one year period.

7 **SECTION 2.** That, upon adoption of the Resolution:

- 8 (a) Said Resolution shall be filed with the Allen County
9 Assessor;
- 10 (b) Said Resolution shall be referred to the Committee on
11 Finance and shall also be referred to the Department of
12 Economic Development requesting a recommendation from
13 said department concerning the advisability of
14 designating the above area an "Economic Revitalization
15 Area";
- 16 (c) Common Council shall publish notice in accordance with
17 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption
18 substance of this resolution and setting this
19 designation as an "Economic Revitalization Area" for
20 public hearing;
- 21 (d) If this Resolution involves an area that has already
22 been designated an allocation area under I.C. 36-7-14-
23 39, then the Resolution shall be referred to the Fort
24 Wayne Redevelopment Commission and said designation as
25 an "Economic Revitalization Area" shall not be finally
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approved unless said Commission adopts a Resolution
approving the petition.

SECTION 3. That, said designation of the hereinabove
described property as an "Economic Revitalization Area" shall
apply to a deduction of the assessed value of real estate.

SECTION 4. That, the estimate of the number of individuals
that will be employed or whose employment will be retained and
the estimate of the annual salaries of those individuals and the
estimate of the value of redevelopment or rehabilitation, all
contained in Petitioner's Statement of Benefits, are reasonable
and are benefits that can be reasonably expected to result from
the proposed described redevelopment or rehabilitation.

SECTION 5. That, the current year approximate tax rates for
taxing units within the City would be:

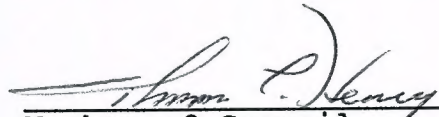
- (a) If the proposed development does not occur, the
approximate current year tax rates for this site would
be \$9.2773/\$100.
- (b) If the proposed development does occur and no deduction
is granted, the approximate current year tax rate for
the site would be \$9.2773/\$100 (the change would be
negligible).
- (c) If the proposed development occurs and a deduction
percentage of fifty percent (50%) is assumed, the
approximate current year tax rate for the site would be
\$9.2773/\$100 (the change would be negligible).

1 **SECTION 6.** That, this Resolution shall be subject to being
2 confirmed, modified and confirmed, or rescinded after public
3 hearing and receipt by Common Council of the above described
4 recommendations and resolution, if applicable.


5 **SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby
6 determined that the deduction from the assessed value of the real
7 property shall be for a period of ten years.

8 **SECTION 8.** That, the benefits described in the Petitioner's
9 Statement of Benefits can be reasonably expected to result from
10 the project and are sufficient to justify the applicable
11 deductions.

12 **SECTION 9.** That, this Resolution shall be in full force and
13 effect from and after its passage and any and all necessary
14 approval by the Mayor.

15
16 
17 Member of Council

18
19 APPROVED AS TO FORM AND LEGALITY

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21 
22 J. Timothy McCaulay, City Attorney
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Read the first time in full and on motion by Henry,
and duly adopted, read the second time by title and referred to the
committee on Finance (and the City Plan Commission
or recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne, Indiana, on _____, 19____, the _____ day of _____
M., E.S.T. _____, at _____ o'clock

DATED: 4-9-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,
and duly adopted, placed on its passage. PASSED lost
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT:
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 4-9-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 21-96
on the 9th day of April, 1996

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

OD Schmidt
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 10th day of April, 1996,
at the hour of 3:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of April,
96, at the hour of 8:30 o'clock A M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

CITY OF FT WAYNE

FORM
SB - 1

MAR 27 1996

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

DEPT. OF ECON DEVL.

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer T.K. Industries, LLC	Telephone number (219) 432-9441
Address of taxpayer (street and number, city, state and ZIP code) 2731 Brooklyn AVE Fort Wayne, IN 46802	
Name of contact person Thomas G. Hook	

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body FORT WAYNE COMMON COUNCIL	Resolution number 10-10-96	
Location of property 2731 Brooklyn Ave, Fort Wayne, IN 46802	County Allen	Taxing district Wayne
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) A new 15,000 SQ FT building will be constructed on the property.	ESTIMATED	
	Start Date	Completion Date
	Real Estate 4/96	7/96
	New Mfg Equipment	

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number 47	Salaries 1,196,168.97	Number retained 47	Salaries 1,196,168.97	Number additional 4	Salaries 200,000.00
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SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	zero			
Plus estimated values of proposed project	\$ 422,000.00			
Less values of any property being replaced				
Net estimated values upon completion of project	\$ 422,000.00			

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) zero	Estimated hazardous waste converted (pounds) zero
Other benefits:	

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.		
Signature of authorized representative [Signature]	Title PRESIDENT	Date signed (month, day, year) 3-27-96

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member) <i>Charles Schuman President</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>4/5/96</i>
Attested by: <i>Richard E. Kennedy City Clerk</i>	Designated body <i>Common Council</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

CITY OF FT WAYNE

MAR 27 1996

FOR STAFF USE ONLY:

Declaratory Passed _____ 19____
 Confirmatory Passed _____ 19____
 FT Jobs Currently _____
 PT Jobs Currently _____
 \$ _____ Current Average Annual Salary

DEPT. OF ECON DEVL.

_____ FT Jobs to be Created
 _____ PT Jobs to be Created
 \$ _____ Avg Annual Salary of all New Jobs
 _____ FT Jobs to be Retained
 _____ PT Jobs to be Retained
 \$ _____ Avg Annual Salary of all Retained Jobs

*ECONOMIC REVITALIZATION AREA APPLICATION
 CITY OF FORT WAYNE, INDIANA*

APPLICATION IS FOR:

Real estate key no. NA

(Check appropriate box(es) below)

☒ Real Estate Improvements Total cost of improvements: \$422,000.00
☐ Personal Property (New Manufacturing Equipment) Total cost of improvements: _____

TOTAL OF ABOVE IMPROVEMENTS: \$422,000.00

GENERAL INFORMATION

Applicant's name: Hook Industrial Sales, INC / TK Industries Telephone: (219) 432-9441Address of applicant: P.O. BOX 9177 Fort Wayne, IN 46899Name of applicant's business: Hook Industrial Sales, INC - See AttachedAddress of property to be designated: 2731 Brooklyn Avenue Fort Wayne, IN 46802Name of business to be designated, if applicable: Hook Industrial Sales, INCContact person if other than above: Name: Thomas G Hook Telephone: (219) 432-9441Address: P.O. BOX 9177 Fort Wayne, IN 46899 / 2731 Brooklyn AVE Fort Wayne, IN 46802

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site? Press Manufacturing & Repair.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The Property for which H.T.S is requesting an ERA is contained within Fort Wayne City Limits. This property has also been left undeveloped due to the lack of access and lack of property frontage. This property is also located in the "Enterprise Zone".

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: None

Describe the condition of the structure(s) listed above: N/A

Describe improvements to be made to property to be designated: A new 15,000 SQ FT building will be constructed on the designated property. mfr Building KB

Projected construction start (month/year): 4/96 Projected construction completion (month/year): 7/96 - 8wks from start

Current land assessment: \$ Parcel has been split Current improvements assessment: \$ None

Current real estate assessment: \$ None Current property tax bill on site to be designated: \$ N/A

What is the anticipated first year tax savings attributable to this designation? \$ ~~3000.00 - 5000.00~~ 13,050 KB

How will you use these tax savings? Equipment & Job Training

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated:

☐ Yes ☐ No

Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: _____ Equipment installation date: _____

Current personal property tax assessment: \$ _____ Annual personal property tax bill: \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

How will you use these tax savings? _____

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES ¹	TOTAL ANNUAL PAYROLL ²	AVERAGE ANNUAL SALARY ³
CURRENT NUMBER FULL-TIME	46	\$ 1,196,168.97	\$ 26,003.67 25,450.00 KB
CURRENT NUMBER PART-TIME	1		
NUMBER RETAINED FULL-TIME	46	\$ 1,196,168.97	\$ 26,003.67 25,450 KB
NUMBER RETAINED PART-TIME	1		
NUMBER ADDITIONAL FULL-TIME	4	\$ 200,000.00	\$ 50,000.00
NUMBER ADDITIONAL PART-TIME	0		

Check the boxes below if the jobs to be created will provide the listed benefits:

☐ Pension Plan

☐ Tuition Reimbursement

☒ Major Medical Plan

☒ Life Insurance

☒ Disability Insurance

☐ Dental Insurance

List any benefits not mentioned above: 401K Plan

When will you reach the levels of employment shown above? (Year and month) 12/1/96 KB
Upon completion of construction.

Types of jobs to be created as a result of this project? Technical & Laborers.

¹Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

²It is to include your total annual payroll.

³Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recession of any tax abatement occurring as a result of this application.



Signature of Applicant

3-27-96

Date

Thomas G. Hook / President

Typed Name and Title of Applicant



HOOK INDUSTRIAL SALES, INC.

- ☐ 2731 Brooklyn Avenue • Fort Wayne, Indiana 46802 • (219) 432-9441
- ☐ 2138 North Olney Street • Indianapolis, Indiana 46218 • (317) 545-8100

ATTACHED:

Owner of property is T.K. Industries, LLC

T.K. Industries will lease the building to
Hook Industrial Sales, INC.

* There is common ownership between the two companies.

CERTIFICATE OF SURVEY

1/4 Sec. NW SEC. 15 TWP. 30 RG. 12



HOFER AND DAVIS, Inc.

LAND SURVEYORS
203 W. WAYNE ST. #316
FORT WAYNE, IN 46802
(219) 422-9922
FAX (219) 424-2157

MICHAEL W. DAVIS	L.S. No. 880030	
HANS C. HOFER	L.S. No. 900010	
WILLIAM S. DAVIS (RET.)	L.S. No. S-0053	L.S. No. 18114 (MICHIGAN)
CARL A. HOFER (RET.)	L.S. No. 10031	P.E. No. 7122
A. K. HOFER (1988)	L.S. No. 10504	P.E. No. 72

This document is the record of a resurvey of land and real estate situated in Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of the Recorder of said County and State. Furthermore, this resurvey was executed wholly under the direction of the undersigned in accordance with the standards as set forth in the Indiana Administrative Code Title 865, Article 1.1, Chapter 12 as adopted by the State Board of Registration for Land Surveyors on August 16, 1991. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY Lot No.

Part of the fractional Southwest Quarter of Section 10, Township 30 North, Range 12 East, together with a part of the Northwest Quarter of Section 15, Township 30 North, Range 12 East, as situated in Allen County, Indiana and being a portion of that land as conveyed to Kaough Distributing Company, Inc. by Warranty Deed recorded in Document Number 78-35463, more particularly described as follows, to-wit:

To arrive at the point of beginning, commence on the South line of the fractional Southwest Quarter of said Section 10 at its intersection by the centerline of the public highway known as Brooklyn Avenue in the City of Fort Wayne; thence North on the centerline of said Brooklyn Avenue 2.235 chains (147.5 feet); thence Northeasterly by a deflection right of 84 degrees 12 minutes along the Northerly line of that parcel conveyed by Document Number 78-35463, a distance of 455.1 feet to an iron pin found at the Southeast corner of a parcel of land conveyed to Kaough Distributing Company, Inc. by Document Number 71-212 and the point of beginning initially referred to; thence continuing Northeasterly on the Northerly line of that parcel of land conveyed by Document Number 78-35463, by a deflection right of 0 degrees 03 minutes, a distance of 570.2 feet to an iron pin set on the West bank of the St. Mary's River and the Northeast corner of that land conveyed by Document Number 78-35463; thence Southeasterly by a deflection right of 79 degrees 24 minutes, a distance of 60.57 feet (67.5 feet deed) to an iron pin set on the North right of way of the former Wabash Railroad, now the Norfolk and Western Railroad, and on the West bank of said river; thence Southwesterly by a deflection right of 67 degrees 38 minutes 10 seconds, on and along the North line of said right of way, a distance of 687.12 feet to an iron pin found at the Northeast corner of a 0.338 acre parcel of land as conveyed by Document Number 85-34970; thence Westerly by a deflection right of 34 degrees 34 minutes 56 seconds (34 degrees 32 minutes, deed) on and along said North line, a distance of 74.76 feet to an iron pin set; thence Northerly by a deflection right of 90 degrees 05 minutes 24 seconds on a line parallel to and 20 feet normally distant Easterly of the East face of a 128 foot long warehouse building, a distance of 182.51 feet to an iron pin set; thence Easterly by a deflection right of 86 degrees 23 minutes 53 seconds, a distance of 72.64 feet to an iron pin set; thence Northerly by a deflection left of 90 degrees 00 minutes 00 seconds, a distance of 246.6 feet to the point of beginning, containing 3.56 acres of land, more or less.

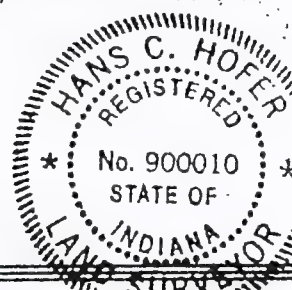
Subject to easements as contained in Miscellaneous record 228, pages 374-383.

Together with an easement being 30 feet in width to afford ingress and egress to and from the aforescribed parcel in particular described as follows, to-wit:

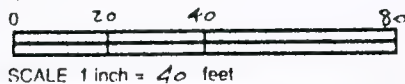
Commencing at a railroad spike found at the established East line of Brooklyn Avenue in the City of Fort Wayne at its intersection by the North line of Section 15, said intersection being situated 25 feet East of the established centerline of said Brooklyn Avenue; thence Southerly on and along the East line of said Brooklyn Avenue, a distance of 30.11 feet; thence Northeasterly by a deflection left of 94 degrees 51 minutes 55 seconds, a distance of 246.21 feet; thence Southeasterly by a deflection right of 34 degrees 37 minutes 49 seconds, a distance of 159.03 feet to a Northwesterly corner of the aforescribed 3.56 acre parcel; thence Easterly along a North line of said 3.56 acre parcel, by a deflection left of 33 degrees 38 minutes 10 seconds, a distance of 72.64 feet to a corner of said parcel; thence Northerly along a Westerly line of said parcel, by a deflection left of 90 degrees 00 minutes 00 seconds, a distance of 30.00 feet; thence Westerly by a deflection left of 90 degrees 00 minutes 00 seconds, a distance of 63.58 feet; thence Northwesterly by a deflection right of 33 degrees 38 minutes 10 seconds, a distance of 159.31 feet; thence Southwesterly by a deflection left of 34 degrees 37 minutes 49 seconds, a distance of 253.01 feet to the point of beginning.

Together with an easement being 14 feet in width for electric power, said easement being an Easterly extension of that easement described in Document Number 75-17786 to the Westerly line of the aforescribed 3.56 acre parcel in particular described as follows, to-wit:

To arrive at the point of beginning, commence at the intersection of the East right of way line of Brooklyn Avenue and the South line of Section 10, said intersection being situated 20 feet East of the established centerline of said Brooklyn Avenue; thence North on the East right of way of Brooklyn Avenue, a distance of 48 feet; thence Easterly by a deflection right of 93 degrees, a distance of 340 feet to the Easterly terminus of the centerline of that 14 foot easement described in Document Number 75-17786 and the point of beginning aforementioned; thence continuing Easterly on the last described line, a distance of 115.55 feet to a Westerly line of the 3.56 acre parcel and the terminus of said easement.



OWNER/CLIENT KAUGH DIST CO INC.
JOB NO. 9602018
FIELD WORK ON: 2-21-96
FILE NO. CENTRAL DAIRY B.B.



* SEE SHEET 2 FLOOD PLAIN CERTIFICATE

THIS PARCEL LIES IN ZONE ^XAE, PER FIRM MAP
PANEL 2-70 ALLEN CO., IN EFFECTIVE SEPT-30,
1996 (SUBJECT TO MAP SCALE UNCERTAINTY)

IN WITNESS WHEREOF, I place my hand and seal
this 28th day of FEBRUARY 1996

Hans C. Hofer

2 of 3

SURVEYOR'S REPORT

Pursuant to the Indiana Administrative Code Title 865, Article 1.1, Chapter 12 regarding uncertainties as to the location of the property corners and boundary lines found or set by the preceding survey, and by discrepancies and/or ambiguities in the reference monuments, title documents, and evidence of occupation and possession, we hereby submit the following opinions and observations:

1. The theoretical uncertainty of the corners established by this survey due to random errors in measuring the perimeter of said tract falls within the criterion of a Class "C" Survey (0.5 feet) as defined by the aforesaid Indiana Administrative Code.

2. UNCERTAINTY IN THE REFERENCE MONUMENTS:

None apparent. Monuments found or set in accordance with previous surveys or established by owner for this new tax parcel when conveyed. See survey for deed and actual dimensions.

3. UNCERTAINTY DUE TO POSSIBLE TITLE AMBIGUITIES:

None apparent. No title commitment was provided or reviewed for this report.

4. UNCERTAINTIES IN LINES OF OCCUPATION AND/OR POSSESSION:

See survey for fence along Northerly adjoiner believed to be owned by said adjoiner. The Westerly edge of an elevated boardwalk is located directly above the Northeasterly corner and status of easement or rights uncertain for this report. Easement granted to the former Central Dairy and described in Deed Record 383, pages 176-177 is in the process of being vacated at the time of this report. A 48" sanitary sewer runs proximate to the East line with no easement found for this report.

NOTES: This survey will be a new tax parcel once conveyed. West line of said parcel was established per the instructions of the owner. Numerous reference surveys have been relied upon for this report as listed on the 24"x36" survey map attached and dating back to surveys by A. K. Hofer of this office in the 1940's and including the parent tract survey updated for this report prepared by W. S. Davis on May 22, 1979. North line was established from existing monuments found on the South line of the previously surveyed 1.92 Acre tract. East corners as set in 1979 have been obliterated due to construction of aforesaid elevated walkway and were reset in accordance with previous surveys as follows: Northeast corner set full deed Easterly of the Northwest corner of parent tract on South line of 1.92 Acre tract as established by monuments found; Southeast corner set deed angle Southeasterly of Northeast corner at it's intersection with the Northerly right of way of said railroad as situated 44 feet normally distant Northerly of the centerline of the West bound main track; West line was established per instructions and the Southwest corner on the North line of 0.338 Acre tract as originally staked and monuments found as set by C. A. Hofer in 1985.

FLOOD PLAIN CERTIFICATE

By graphic plotting only, this parcel lies in Zone "X" (areas determined to be outside the 500 year flood plain) except the Easterly 50 feet, more or less, along the St. Mary's River lying in the floodway area in Zone "AE" per FIRM MAP PANEL 270, for Allen County, Indiana effective February 16, 1995.

IN WITNESS WHEREOF, I Place my hand
and seal this 28th day of February, 1996.

Hans C. Hofer





MEMORANDUM

TO: Common Council Members

FROM: Staci D. Walter
Economic Development Specialist, Department of Economic Development

DATE: April 3, 1996

SUBJECT: Real Tax Abatement Application dated March 27, 1996 for T.K. Industries, LLC,
d/b/a Hook Industrial Sales, Inc.
Address: 2731 Brooklyn Avenue

Background

Description of Product or Service Provided by Company: The company provides press manufacturing and repair.

Description of Project: Construction of a new 15,000 square foot building.

Total Project Cost:	\$422,000	Number of Full Time Jobs Created:	4
Councilmanic District:	4	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M3	Average Annual Wage of Jobs Created:	\$50,000
		Number of Full Time Jobs Retained:	46
		Number of Part Time Jobs Retained:	1
		Average Annual Wage of Jobs Retained:	\$25,450

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x_	Redevelopment Area:	Yes__ No_x_
Urban Enterprise Area:	Yes_x_ No__	Platted Industrial Park:	Yes__ No_x_

Effect of Passage of Tax Abatement

Tax savings will be used to construct a new 15,000 square foot building on the designated property. The improvement will create 4 new jobs and provide equipment and job training for the new employees.

Effect of Non-Passage of Tax Abatement

Loss of 4 new jobs.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of 1 year.
3. The period of deduction should be limited to ten years.

Signed: Staci Walter Title Econ. Dev. Specialist

Comments

DIRECTOR: Elizabeth A. Neu
Elizabeth A. Neu

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE T.K. Industries, LLC, d/b/a Hook Industrial Sales, Inc. is requesting the approval of an Economic Revitalization Area for real estate improvements in the amount of \$422,000. In order to expand, T.K. Industries, LLC will build a new 15,000 square foot manufacturing building.

EFFECT OF PASSAGE Creation of four new jobs with benefits and expansion of local company. Tax savings will be used for job training and equipment.

EFFECT OF NON-PASSAGE Loss of four new jobs and additional tax revenue.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Anticipated first year tax savings is \$9,135 for T.K. Industries. Projected additional property tax revenues during ten year deduction period is \$45,218.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry

BILL NO. R-96-04-04

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as 2731 Brooklyn Avenue, Fort Wayne, Indiana 46802 (T.K. Industries, LLC,
d/b/a Hook Industrial Sales, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<u>John N. Crawford</u>	_____	_____	_____
<u>Robert A. Bender</u>	_____	_____	_____
<u>James E. Schuman</u>	_____	_____	_____
<u>Public Finance</u>	_____	_____	_____
<u>Thomas E. Henderson</u>	_____	_____	_____
<u>James E. Henry</u>	_____	_____	_____
<u>Charles R. Edmonds</u>	_____	_____	_____

DATED: 4-9-96

Sandra E. Kennedy
City Clerk